Montpelier, Weston-Super-Mare, Somerset. BS23 2RH

Offers in Excess of £625,000 Freehold

FOR SALE

HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

LARGE 4 BEDROOM VICTORIAN HOUSE WITH A 2 BEDROOM FLAT.....Set on Weston super Mare hillside, this large detached home has fantastic views over Weston to the rear. The accommodation is very flexible and with it having a 2 bedroom flat, would be perfect for dual occupancy or someone wanting a home plus income.

The impressive rooms comprise entrance porch, hallway, 17ft lounge with Marble fireplace and views over the town, 17ft sitting room with feature bay window, kitchen, cloakroom, 4 bedrooms, luxury bathroom, plus a ground floor flat comprising 2 bedrooms, lounge, bathroom, kitchen, and a conservatory. Other features include original shutters, gas central heating and the majority of the property has double glazed sash windows.

Outside you have parking for one vehicle and large gardens to the side and rear.

So if your looking for a individual older style house, like gardening, want views over the town, and a flat for a dependent relative or extra income, then House Fox recommend you take a look at this wonderful Victorian home, as properties like this are rarely available.

FEATURES

- Large Victorian house
- 4 bedrooms
- Fantastic views
- 2 bedroom flat
- Large garden
- 17ft sitting room
- 17ft lounge with views
- Study
- Luxury bathroom
- EPC-tbc

ROOM DESCRIPTIONS

Main front door to the entrance porch:

Entrance porch:

Feature tiled floor, double doors to the hallway.

Hallway:

Radiator, stairs to the first floor, door giving access to the ground floor flat.

Sitting room:

17' 2" x 17' 2" (5.23m x 5.23m) Bay window with shutters and having an open outlook, further window to the front.

Study:

13' 0" x 12' 1" (3.96m x 3.68m) Window to the front with shutters, radiator.

Lounge:

17' 1" x 15' 10" (5.21m x 4.83m) Feature marble fireplace, 2 double glazed windows with views, two radiators.

Kitchen:

12' 0" x 9' 0" (3.66m x 2.74m) Single drainer sink unit, floor and wall units, built in oven and hob, double glazed window with views, breakfast bar.

Cloakroom:

Low level WC, wash basin, door to the side.

First floor landing:

Door to side porch:

Side porch:

Stairs leading down to the ground floor, giving you private access to this level if need be.

Bedroom 1:

16' 0" x 13' 0" (4.88m x 3.96m) Two double glazed windows with views, two radiators.

Bedroom 2:

14' 2" x 13' 3" (4.32m x 4.04m) 2 double glazed windows, 2 radiators.

Bedroom 3:

12' 10" x 12' 1" (3.91m x 3.68m) Fireplace, double glazed window, radiator, wash hand basin

Bedroom 4:

8' 6" x 6' 7" (2.59m x 2.01m) Double glazed window.

Bathroom:

Bath with shower over, double glazed window with views, wash hand basin, low level WC, radiator.

GROUND FLOOR FLAT:

The flat can be accessed directly from the main house OR you can access the flat via its own private entrance, if you wish to totally self contain the flat.

Door to the side of the property to the hallway:

Hallway:

Cloakroom:

Low level WC

Lounge:

15' 4" x 13' 1" (4.67m x 3.99m) Window with views and shutters, fireplace.

Kitchen:

11' 8" x 7' 3" (3.56m x 2.21m) Single drainer sink unit, floor and wall units, double glazed window, built in oven and hob, plumbing for dishwasher

Conservatory:

14' 8" x 8' 9" (4.47m x 2.67m) Double glazed windows, double doors opening on to the garden.

Bedroom 1:

15' 0" x 12' 0" (4.57m x 3.66m) Window, radiator, wardrobes

Bedroom 2:

12' 10" x 5' 10" (3.91m x 1.78m) Window, radiator.

Bathroom:

Bath, low level WC, wash hand basin

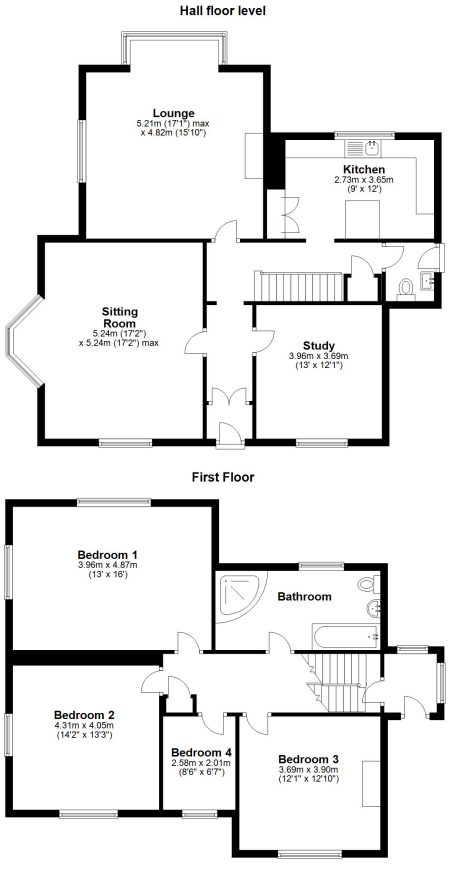
Garden:

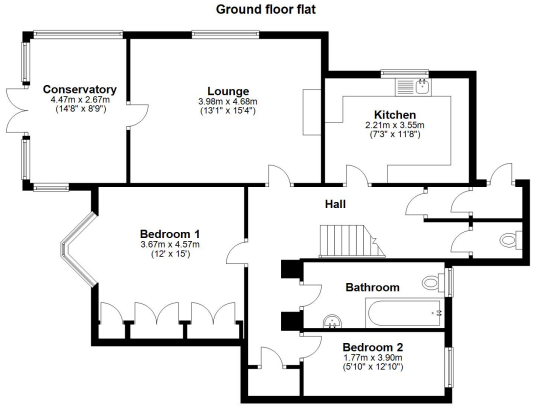
The property has a fantastic garden that runs to both sides and the rear, has a good size area of lawn, an abundance of shrubs, flowers, mature trees, and an open outlook.

Parking:

The property has a parking space for an average size car to the right hand side, but with the necessary works, this space could be made bigger.

FLOORPLAN & EPC





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